

# HUNTERS®

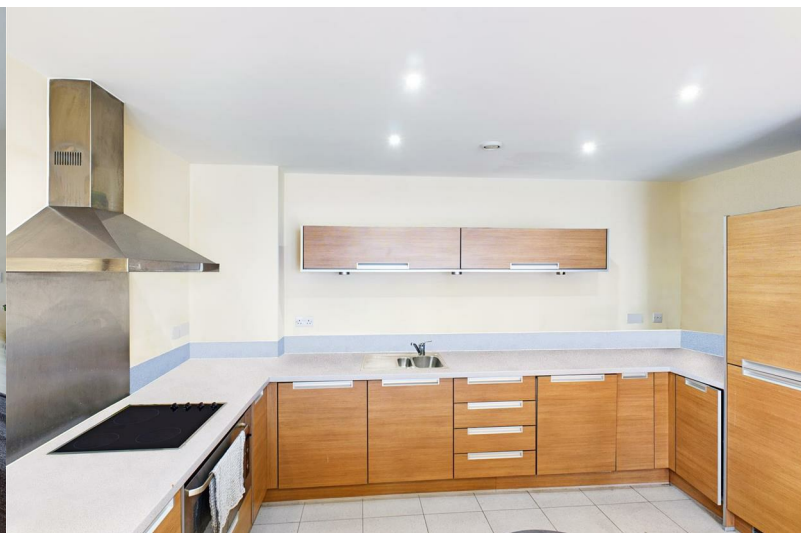
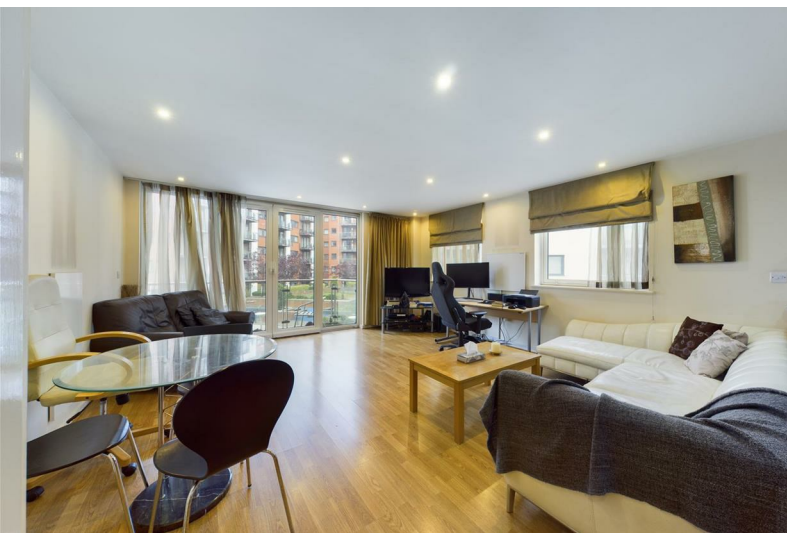
HERE TO GET *you* THERE



## Flat 5 Sundowner

31 Channel Way, Southampton, SO14 3JB

Offers In Excess Of £225,000



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Offers In Excess Of £225,000



This Ocean village apartment boasts a west facing balcony & North facing terrace.

Situated on the first floor the apartment looks out across the communal gardens of Mistral block and offers partial views of the marina.

Comprising of entrance hall, bathroom, open plan living/kitchen area, two double bedrooms and en-suite to master the apartment must be viewed to appreciate the size of property offered.

There are a host of benefits including such as video entry system, partial water views, allocated parking and concierge service.

Ocean Village Marina offers a relaxed atmosphere and something for everyone; bars, restaurants, cinema and activity centre.

Watch the boats sail from many resting spots around the water, follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre. Ocean Village offers local restaurants and bars, with a short stroll (0.5 miles) to the more lively Oxford Street.

## Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 104 Years

Leasehold Annual Service Charge Amount £3,125.66

Leasehold Ground Rent £250

Council Tax Banding; D

Tel: 02380 987720





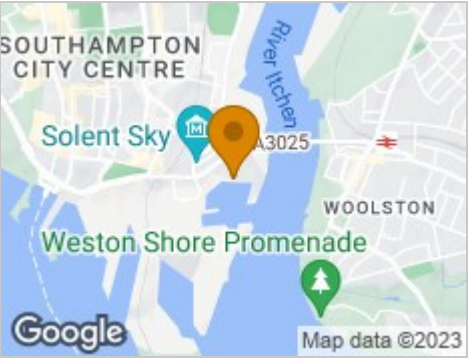
Road Map



Hybrid Map



Terrain Map



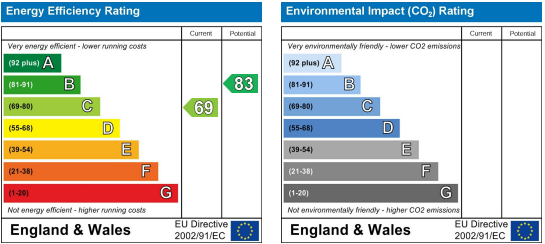
Floor Plan



Viewing

If you wish to arrange a viewing appointment for this property or require further information, please contact our Office on 02380 987720

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.